

## MINUTES OF A REGULAR CITY COUNCIL MEETING HELD MARCH 29, 1982

## PRESENT:

Grant S. Nielson	Mayor and presiding
Max Bennett	Council Member
Don Bird	Council Member
Ruth Hansen	Council Member
Willis Morrison	Council Member
Vance Bishop	City Administrator
Warren Peterson	City Attorney
Neil Forster	Public Works Superintendent
Patricia Davies	City Clerk

## ABSENT:

Don Dafoe	Council Member
Dorothy Jeffery	City Recorder

## OTHERS PRESENT:

Don Daly	David Clark
Tom Downing	Paul Fowles
Jack Fowles	

Mayor Grant Nielson called the meeting to order at 7:00 p.m.  
Pat Davies acted as secretary.

The Mayor stated the meeting was a regularly called meeting and that notice of the time, place and agenda of the meeting had been posted at the principal office of the governing body and had been provided to the Millard County Chronicle the Millard County Gazette and the local radio station KNAK, and to each member of the governing body by hand delivery of the Notice and Agenda two (2) days before to each of them.

MINUTES

Minutes of a regular City Council meeting of March 22, 1982 were reviewed and corrected. Councilman Willis Morrison MOVED to approve the minutes. Councilman Don Bird SECONDED the motion which carried unanimously.

Minutes of Public Hearing held March 22, 1982 were corrected by the council. Councilman Don Bird MOVED to approve the minutes as corrected. Council member Ruth Hansen SECONDED and the motion carried.

Minutes of a Special City Council meeting held in conjunction with the Planning and Zoning Commission were corrected. Councilman Willis Morrison MOVED to approve the minutes as corrected. Councilman Don Bird SECONDED the motion which carried unanimously.

ACCOUNTS PAYABLE

The accounts payable were presented to the Council for review. Councilman Don Bird MOVED to pay the bills as presented. Councilman Max Bennett SECONDED

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the motion which carried unanimously.

BUNKER HILLS ESTATES ANNEXATION

City Administrator Vance Bishop was asked by the Mayor to introduce this item to the Council. He mentioned that each member had a copy of the Policy Declaration Statement which was rewritten to reflect the comments from the comment sheets. The comment sheets from the various people asked to review the PDS were also given to the Council members. He stated that he needed direction from the council on the issue. There were questions and discussion on the following:

1. Contiguity of the property.
2. Western portion to be put into recreational use.
3. Sewer connections.
4. Auxiliary water pumps to insure adequate water pressure.
5. Possible traffic problems on 350 East.
6. Drainage.
7. Garbage dump.
8. Haymill.

Mr. Robert Harris spoke in favor of the annexation. He said that problems with the narrow street and the drainage system could be worked out. Mr. Lyle Bunker stated that he felt that whether or not this area was annexed, the street problem would have to be solved eventually. He asked the Council to look favorably on the annexation because they planned to have a development which would be an asset to the City. There was further discussion on widening 350 East and questions about who pays for the improvements. Councilman Willis Morrison MOVED to direct the City Attorney to prepare a Resolution giving preliminary approval and acceptance to the petition of Gayle Bunker, Robert Harris and others for annexation taking into consideration comments and reviews from City staff and including conditions recommended by City staff. Councilman Max Bennett SECONDED the motion. The Mayor took a roll call vote:

Max Bennett	Yes
Willis Morrison	Yes
Ruth Hansen	No
Don Bird	No

The Mayor then cast a vote to break the tie.

Grant Nielson	Yes
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The motion carried.

GAYLE BUNKER: ACQUISITION OF 500 NORTH STREET - WEST OF R.R. TRACKS

Mr. Bunker mentioned that his family has been using the property as a hay loading dock and thought the property belonged to Stan Robison. The Bunkers are requesting that the City vacate the property. Mr. Stan Robison stated that if the City decided to vacate 500 North, that he wished to buy the property. He further stated that he understood that as adjacent property owner has the first right of refusal in the event of a facation. After some discussion among the council, Councilman Max Bennett that the road should be left as

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is and a policy on vacating streets be established. Councilmember Ruth Hansen SECONDED the motion. The motion carried. Mr. Bunker asked to be notified when a decision is made and a policy is established.

#### ANNEXATION POLICY DECLARATION DISCUSSION

Mr. Warren Peterson referred to a letter which he had sent to each member of the Council in which he recommended 2 changes to the annexation policy of the City.

1. A change in the water dedication requirements making water dedication a condition of connection to the water system rather than a condition of annexation.
2. To modify the parks and recreation dedication requirement to be a condition to the development of the property rather than a condition of annexation.

Mr. Peterson expanded on the two recommendations and stated that he thought the City would benefit at this time from having a policy to provide for growth by annexing sufficient territory, to take in areas proposed for development and then in effect set up a restrictive buffer zone wherever feasible. Councilman Morrison MOVED to authorize the city Attorney to prepare an annexation policy declaration amendment to change water dedication requirements and the parks and recreation dedication requirements. It was SECONDED by Councilmember Ruth Hansen. The motion carried unanimously.

#### APPLICATION FOR INDUSTRIAL REVENUE BOND FOR CEDAR INN

Mr. David Clark explained to the Council that the Cedar Inn is to be located at 350 East and 75 South and is the joint project of Lyle Saxton, Jim Porter and Jack Fowles. It will be a motel with 32 units, 3 for management and 29 for rental. They wish to apply for Industrial Revenue Bonds. Mr. Bishop asked if there were an established procedure for IRB application. They were told that there is an application which must be submitted with other documents to Boettcher and Sons for review by Kim Young. Councilman Willis Morrison MOVED to table the item until established procedures were followed. A SECOND came from Councilman Bennett. The motion carried. David Clark requested that the item be placed on the agenda for the consideration of council next week.

#### OTHER BUSINESS

Mayor Nielson opened discussion on the proposed annexation of the Delta Gas area and the problems for Mr. Daly on the City ordinance prohibiting the sale of beer on Sunday. There followed a discussion on the possibility of changing the ordinance. It was the consensus of the Council members present that a public hearing should be set to get response from the public on allowing sales of beer on Sunday inside City limits.

After a short discussion on the National Landmark zoning situation, Councilman Bennett MOVED to send the request back to the Planning and Zoning Commission for further recommendation. Councilman Willis Morrison SECONDED the motion which carried unanimously. He asked that Ecotek be notified of the action.

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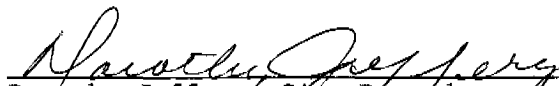
City Engineer John Quick displayed the latest zoning map for the Council's review. He also brought application forms for railroad crossings on 4th South for water lines. He presented to the Council a rough draft of a mobile home park zoning ordinance. Mr. Quick discussed with the Council how a lien line agreement works in Taylorsville and in Snyderville. The Council agreed that Mr. Quick should put a lien line recommendation together for its consideration.

There was further discussion on the following:

1. The proposed water rate schedule.
2. The inadequacy of the Burroughs computer for handling future needs.
3. Letters from citizens on the proposed water rate schedule.

There being no further business to come before the Council, Councilman Bennett MOVED to adjourn. Councilman Morrison SECONDED the motion. The motion carried unanimously and the meeting adjourned at 10:25 p.m.

  
Grant S. Nielson, Mayor

  
Dorothy Jeffery, City Recorder

## MINUTES OF A REGULAR CITY COUNCIL MEETING HELD APRIL 5, 1982

## PRESENT:

Grant S. Nielson  
Max Bennett  
Don Bird  
Don Dafoe  
Willis Morrison

Mayor  
Council Member  
Council Member  
Council Member  
Council Member

## OTHERS PRESENT:

Vance Bishop  
Dorothy Jeffery  
Warren Peterson  
Neil Forster  
John Quick  
Ray Valdez  
Pat Davies

City Administrator  
City Recorder  
City Attorney  
Public Works Superintendent  
City Engineer  
City Building Inspector  
City Clerk

Jack Fowles  
Paul Fowles  
Roger Stowell  
Carl Hasse  
John Wiser

Dennis Westwood  
David Clark  
Gayle Bunker  
Rex Stanworth